

Parcel No.: 112-TCE (18800-20 Nalle Rd/Anderson)
Project No.: 7619/NLCWTP
STRAP No.: Easement in Part of 15-43-25-00-00006.1000

**BOARD OF COUNTY COMMISSIONERS
LEE COUNTY
EASEMENT PURCHASE AGREEMENT**

This Easement Purchase Agreement (the "Agreement") made and entered into this ____ day of _____, 2021, by and between **DEBRA L. ANDERSON**, a **single woman**, whose address is 18800 Nalle Road, North Fort Myers, FL 33917, (hereinafter referred to as "Owner"), and **LEE COUNTY**, a **political subdivision of the State of Florida**, for the use and benefit of Lee County (hereinafter referred to as "County").

Whereas, County requires a \pm 2,800 square foot temporary construction easement, located and described as set forth in attached Exhibit "A", hereinafter referred to as the "Easement Property". The Easement Property is being acquired for the North Lee County Wellfield Expansion Project No. 7619, in accordance with the following terms and conditions:

- a) Owner will grant said Easement Property to County for the sum of \$500; County to pay at closing the recording costs, title insurance, documentary stamp tax, customary closing charges of County's closing agent, and \$500 commission to the real estate broker.
- b) Owner agrees that said temporary construction easement will be granted to County by execution of the *Temporary Construction Easement Agreement* in the form and substance set forth in attached Exhibit "B".
- c) County will pay Owner the amount agreed upon in item (a) of this Agreement by official bank check within 60 days of the execution and acceptance of this Agreement and the *Temporary Construction Easement Agreement* by County.
- d) Owner agrees that County, its successors and assigns will be allowed to use said Easement Property as specified in the *Temporary Construction Easement Agreement* instruments.

IN WITNESS WHEREOF, the parties have caused these presents to be executed in their respective names on the date first above written.

Signed and Sealed in the presence of two separate witnesses:

Grantor:

[1st Witness' Signature]

By: Debra L. Anderson
Debra L. Anderson, a single woman

[Type or print name]

10/20/21
(Date)

[2nd Witness' Signature]

[Type or print name]

Approved and accepted for and on behalf of Lee County, Florida, this ____ day of _____, 2021.

ATTEST:
LINDA DOGGETT, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Cecil L Pendergrass, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

County Attorney's Office

Exhibit "A"

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E.F. Gaines Surveying Services, Inc.
5235 Ramsey Way, Suite 10
Fort Myers, Florida 33907
(P): 239-418-0126 (Web): EFGaines.com

LEGAL DESCRIPTION

PARCEL NO. 112-TCE

A parcel of land located in Section 15,
Township 43 South, Range 25 East, Lee County, Florida

All that part of Section 15, Township 43 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING at the northwest corner of the northeast one-quarter (NE 1/4) of Section 15, Township 43 South, Range 25 East, Lee County, Florida;
thence along the west line of said northeast one-quarter (NE 1/4) S.00°01'24"E. for 1340.84 feet to the north line of the south 320 feet of the north one-half (N 1/2) of the north one-half (N 1/2) of the southwest one-quarter (SW 1/4) of the northeast one-quarter (NE 1/4) of said Section 15;
thence along said north line S.89°42'52"E. for 25.00 feet to the east right-of-way line of Nalle Road (50 feet in width) per County Commission Book 5, Page 628, Public Records of Lee County, Florida and the **POINT OF BEGINNING** of the Parcel herein described;
thence along said east right-of-way line of Nalle Road N.00°01'24"W. for 40.00 feet;
thence S.89°42'52"E. for 70.00 feet;
thence S.00°01'24"E. for 40.00 feet to the north line of the south 320 feet of the north one-half (N 1/2) of the north one-half (N 1/2) of the southwest one-quarter (SW 1/4) of the northeast one-quarter (NE 1/4) of said Section 15;
thence along said north line N.89°42'52"W. for 70.00 feet to the aforesaid east right-of-way line of Nalle Road and the **POINT OF BEGINNING** of the parcel herein described;

Bearings are based on the west line of the northeast one-quarter (NE 1/4) of Section 15, Township 43 South, Range 25 East being N.00°01'24"W.

Parcel contains 2800 +/- Square Feet;

Prepared by:

E.F. Gaines Surveying Services, Inc.
Florida License No. LB 7165

Elizabeth F. Gaines P.S.M. Digitally signed by Elizabeth F.
Gaines P.S.M. 4576 State of Florida
4576 State of Florida Date: 2020.07.30 15:37:55 -04'00'

Elizabeth F. Gaines, PSM
Florida License No. LS 4576

Not valid without the signature and raised seal or Adobe electronic signature of Elizabeth F. Gaines, PSM shown above.

Date: 07/29/2020

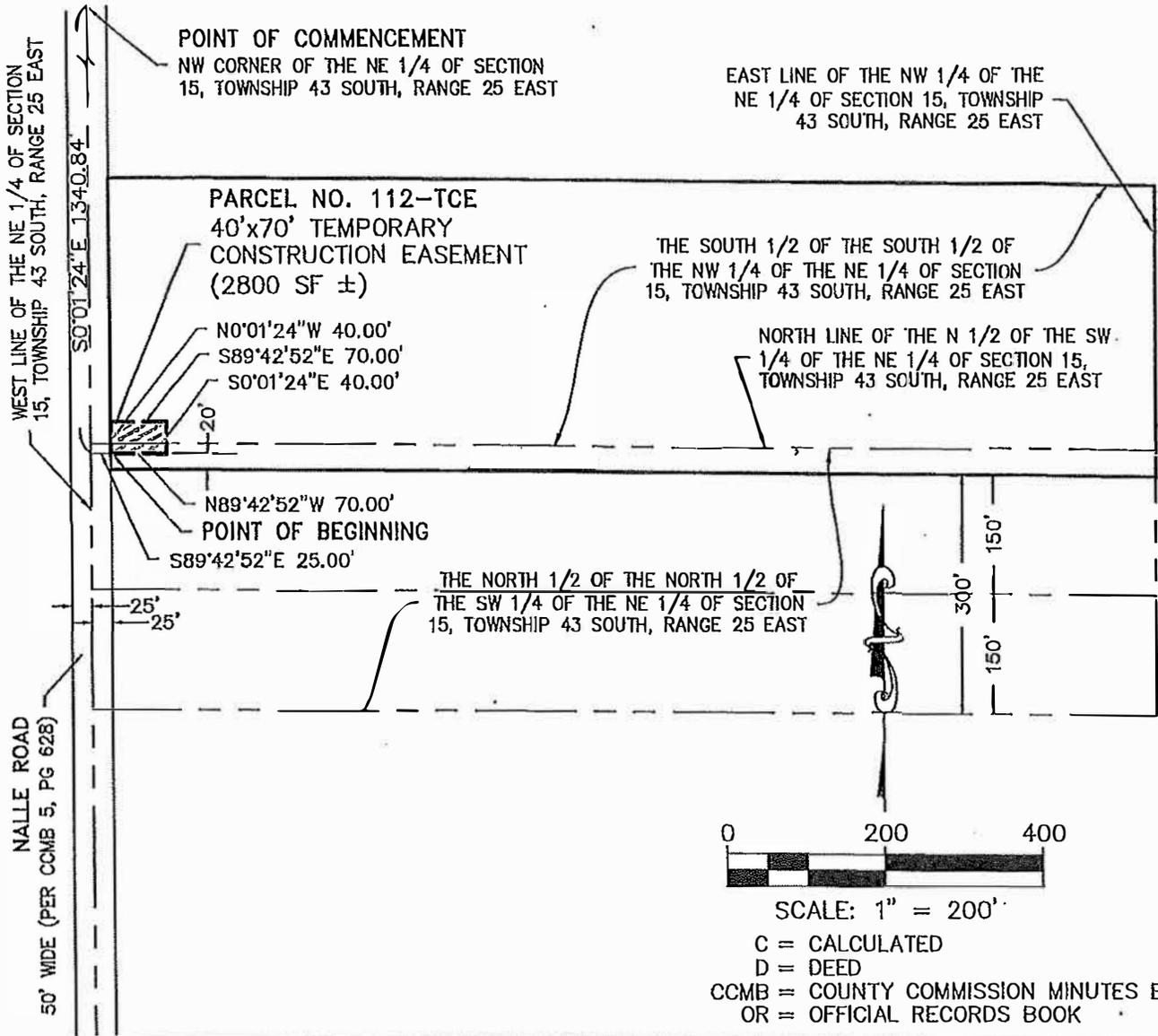
Ref: 0779-011 SD Parcel 112-TCE.dwg

Exhibit "A"

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NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST BEING N.0°01'24"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. THIS IS A SKETCH OF A PARCEL OF LAND (SEE ATTACHED FOR LEGAL DESCRIPTION). THIS IS NOT A BOUNDARY SURVEY.
4. A TITLE COMMITMENT FOR THE SUBJECT PARCEL WAS PROVIDED BY LEE COUNTY FOR USING IN PREPARING THIS SKETCH AND DESCRIPTION (WESTCOR LAND TITLE INSURANCE COMPANY PLANT FILE NO. 20-31747, DATED MAY 19, 2020 AT 12:00 PM).



PARCEL NO. 112-TCE
NLCWTP WELL FIELD EXPANSION PHASE 3A

This is a Sketch and Legal Description (see attached) of a parcel of land located in Section 15, Township 43 South, Range 25 East, Lee County, Florida.

Elizabeth F. Gaines P.S.M.
4576 State of Florida

Digitally signed by Elizabeth F. Gaines P.S.M. 4576 State of Florida
Date: 2020.07.30 15:27:03 -04'00'

Elizabeth F. Gaines, PSM
Florida License No. LS 4576

Not valid without the signature and raised seal or Adobe electronic signature of Elizabeth F. Gaines, PSM shown above

Issue Date: 07/29/2020
Field Date: N/A
Checked: EFG
Drawn: EFG
Field: JCG
Scale: 1"=200'
Project No.: 0779
CAD File: 0779-011
Sheet No.: 1 OF 1



E.F. Gaines
Surveying Services, Inc.

FL License No. LB7165
5235 Ramsey Way, Suite 10
Fort Myers, Florida 33907
Phone: 239-418-0126
Fax: 239-418-0127
Web: EFGaines.com

This instrument prepared by:
Lee County – County Lands Department
Post Office Box 398
Fort Myers, Florida 33902-0398

Project: NLCWTP No. 7619
Parcel No.: 112-TCE (Anderson)
STRAP No.: Part of 15-43-25-00-00006.1000

THIS SPACE FOR RECORDING

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS AGREEMENT is made and entered into this ___ day of _____, 2021, between **Debra L. Anderson, a single person**, whose address is 18800-20 Nalle Road, North Fort Myers, FL 33917 (hereinafter referred to as "*Grantor*"), and **Lee County, a political subdivision of the State of Florida**, whose address is Post Office Box 398, Fort Myers, Florida 33902 (hereinafter referred to as "*County*").

Grantor is the owner of the lands described in attached Exhibit "A" ("Temporary Easement Area") and has the power to grant the County a temporary interest in these lands.

Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to the County, permission to enter upon the Temporary Easement Area for the purpose of ingress and egress by workmen, machinery, equipment and vehicles, as necessary for the construction of the waterline improvements and restoration activities, in conjunction with the North Lee County Wellfield Expansion Project No. 7619.

County has the right to enter upon the Temporary Easement Area at reasonable times with the necessary equipment, materials, personnel and vehicles in order to exercise the rights granted. County's exercise of its rights may not unreasonably interfere with Grantor's use of its remaining property. Ingress and Egress along the driveway will be maintained during the use of the Temporary Easement Area.

All rights granted to the County by this Agreement commence December 2, 2021. The rights granted by this Agreement shall terminate not later than December 1, 2022, unless extended in writing by Grantor and County.

Temporary Construction Easement
Project: NLCWTP, No. 7619
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County will restore the Temporary Easement Area to a safe and aesthetic condition. The completed work includes re-grading the driveway, restoring or replacing sod and re-planting native vegetation within the Temporary Easement Area.

IN WITNESS WHEREOF, the parties have caused this document to be signed on the date and year first above written.

Signed, sealed and delivered in presence of two separate witnesses:

Grantor:

[1st Witness' Signature]

By: _____
Debra L. Anderson, a single person

[Type or print name]

(Date)

[2nd Witness' Signature]

[Type or print name]

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____ 2021, by Debra L. Anderson. She is personally known to me or has produced _____ as identification.
(type of identification)

Notary Public
[Affix stamp/seal]

Exhibit "B"

Temporary Construction Easement
Project: NLCWTP, No. 7619
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Approved and accepted for and on behalf of Lee County, Florida, this ____ day of _____, 2021.

ATTEST:
LINDA DOGGETT, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Cecil L Pendergrass, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

County Attorney's Office